



289 Main Street, Kensington

1855

House on the Underground Railroad

Italianate

Milo Hotchkiss (1802-1874) active in temperance & abolition movements, painter, school board visitor, & Rhoda Barrett (1810-1895). Their daughters donated the land for the Peck Memorial library and sold land to Marjorie Moore for a bird sanctuary.

1985 Townwide Historic and Architectural Survey of Berlin, Connecticut. Survey # 106

1855 Milo Hotchkiss

current owners: Lewis & Beverly Landon

Italianate

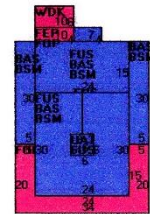
Milo Hotchkiss, apparently a man of independent means, was born in Homer, New York, in 1802. After marrying a woman from Kensington,

he moved to Berlin in 1831. One account describes him as a part-time farmer "largely occupied with the settlement of estates and in public business." He was also active in the temperance and abolition movements. In 1850 he owned real estate worth \$5,000, a substantial sum for the time.

2018 Town of Berlin GIS Index.

Sketch

1900 current owners: Timothy & Anna Landon



Historic Buildings of Connecticut



The Italianate house at 289 Main Street was built c1855 for Milo Hotchkiss (1802-1874). At first a painter, Hotchkiss became a wealthy landowner (in 1850 his real estate holdings wealthy totaled a substantial \$5,000). He also operated a station on the Underground Railroad. Hotchkiss was a descendant of Gideon Hotchkiss who served in the French and Indian and Revolutionary Wars. A biography of Milo is given in David N. Camp's History of New Britain with sketches of Farmington and Berlin, Connecticut, 1889.

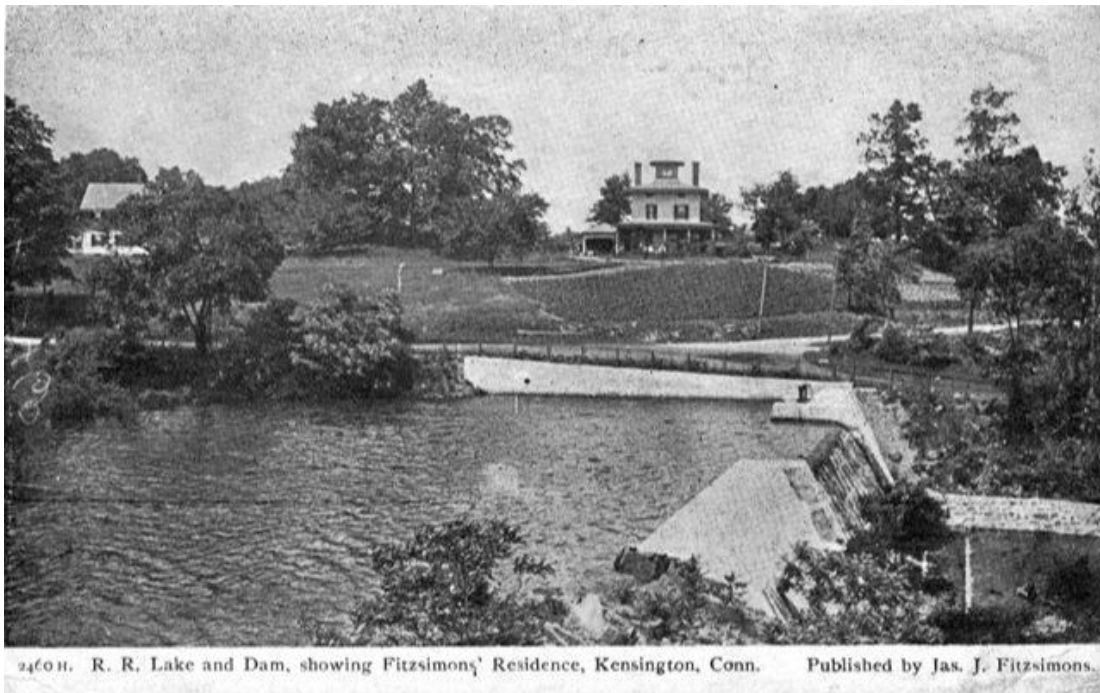
Milo, son of Charles Todd and Leva H. Hotchkiss, was born at Homer, Courtland County, N. Y., Oct. 10, 1802. He married Rhoda Barrett, a native of Kensington, Jan. 22, 1826. Mr. Hotchkiss improved the limited advantages for education which he had in youth, and acquired habits of careful observation and thinking which characterized him through life. He early developed a natural taste for drawing and painting, and devoted several years to portrait painting, which brought him steady employment until other interests required his constant attention. He removed to Kensington in 1831, where he passed the remainder of his life. He had the care of a farm upon which he worked a part of

The time, but was largely occupied in the settlement of estates and in public business. He was for many years justice of the peace, and was notary public until his death. For more than 40 years he was a member of the board of school visitors, and for much of the time acting visitor. He was untiring in his effort to advance the cause of education, and especially to increase the efficiency and usefulness of public schools. He united with the Congregational Church soon after coming to Connecticut and was ever a liberal supporter of gospel ordinances. He was an ardent advocate of the temperance and anti-slavery reforms, sometimes suffering in person and property from the attacks of opponents of these causes. He died October 12, 1874.

As a young man Nelson Augustus Moore, a Kensington born photographer and landscape artist, was inspired to further his artistic career after assisting Hotchkiss in painting a life study of a child killed in an accident in 1842.

Milo's daughters donated the land for the Peck Memorial Library in 1901.

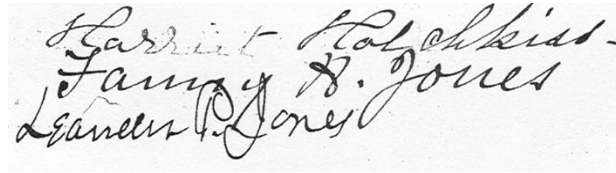
Later, Marjorie Moore, a neighbor, bought a piece of land around the library as a bird sanctuary.



2460 H. R. R. Lake and Dam, showing Fitzsimons' Residence, Kensington, Conn.

Published by Jas. J. Fitzsimons.

What About the Hotchkiss Sisters?¹

A photograph of a document showing three handwritten signatures in cursive ink. The signatures are stacked vertically: 'Harriet Hotchkiss' at the top, 'Fanny H. Jones' in the middle, and 'Leander P. Jones' at the bottom. The ink is dark and the paper appears aged. A small number '2' is visible to the right of the signatures.

2

So my daughter asked, with a mischievous grin, “*Who were the Hotchkiss sisters? They gave the land, didn’t they?*” Today, we have totally forgotten that it was through the Hotchkiss sisters’ generosity that “*a suitable lot of land*” was found for the Kensington Library Society.

Henry Hart Peck had offered to donate the money for a new library building. Now the Kensington Library Society needed to find a place to put the new building. It was a short time later that the Hotchkiss sisters stepped forward. In May 1901, Harriet Hotchkiss and Fanny Hotchkiss Jones donated a piece of their parent’s estate to the Kensington Library Society.

So, what about the Hotchkiss sisters?

Harriet and Fanny were two of the seven children of Milo Hotchkiss and Rhoda Barrett.

The girls had an early experience with libraries. Their great-grandfather, David Hotchkiss, was the first librarian in Windsor, NY. Their father, Milo Hotchkiss, was one of the first members of the Kensington Library Society. Their brother, Samuel, was on the select committee of the Kensington Library Society. The select committee chose which books were added to the collection.

¹ I have many Connecticut ancestors in my genealogy, but most of my relatives were in Guilford, Westbrook, New Haven, and Milford. My only Berlin connection is a distant one with the Hotchkiss family. I am a fifth cousin, 3 times removed to Fanny and Harriet Hotchkiss as we share a connection to the immigrant Samuel Hotchkiss through his son Joshua Hotchkiss.

² Signatures of Harriet Hotchkiss, Fanny Hotchkiss Jones, and Leander P. Jones from the warranty deed conveying ownership to the Kensington Library Society

Harriet Hotchkiss and Fanny Hotchkiss Jones' great-grandparents were David Hotchkiss and Peninah Peck.

David Hotchkiss was born on April 5, 1740, in Waterbury, the son of Gideon Hotchkiss and Anna Brockett. On November 21, 1763, David Hotchkiss married Abigail Douglas in Waterbury. Abigail Douglas was born on December 25, 1740, in Meriden, the daughter of Alexander Douglas and Sarah Ballard. David Hotchkiss and Abigail Douglas had six children born between 1764 to 1774: Asenath Hotchkiss, Sarah Hotchkiss, Frederick Hotchkiss, Lavinia Hotchkiss, Ampaphel Hotchkiss, and Cyrus Hotchkiss. Abigail Douglas died on April 5, 1775, in Waterbury.

On July 5, 1775, David Hotchkiss remarried to Peninah Peck in Waterbury. Peninah Peck was born on August 5, 1740, in New Haven, the daughter of Timothy Peck and Lydia Lines. Peninah Peck was not related to the Pecks who donated to the Kensington Library Society. Peninah Peck is a descendant of Henry Peck who immigrated to the New Haven Colony while the Peck family of Henry Hart Peck, Katherine Louise Peck, and Susan A. Peck were descendants of Samuel Peck who immigrated to Hartford. Peninah Peck had been married first to Captain Charles Todd and had three children. David Hotchkiss and Peninah Peck had four more children born between 1776 to 1783: Charles Hotchkiss, Abigail Hotchkiss, Gilead Hotchkiss, and Peninah Hotchkiss. Peninah Peck died on May 11, 1817, in Windsor, NY.

About 1818, David Hotchkiss married a third time to Jane Campbell. David Hotchkiss was a Deacon at the Prospect Congregational Church. He was in the Second Regiment with his father during the French and Indian Wars. He was among the Connecticut militia that occupied Fort Frederick and named a son in honor of the fort. In 1787, he moved his family to New York. In 1806, David Hotchkiss kept the Union Library at his house where it would remain until his death.³ David Hotchkiss died on May 8, 1826, in Windsor, NY. Jane Campbell died on December 6, 1850, in Windsor, NY.

Harriet Hotchkiss and Fanny Hotchkiss Jones's grandparents were Charles Todd Hotchkiss and Leva Humiston.

Charles Todd Hotchkiss was born on June 24, 1766, in Waterbury, the son of David Hotchkiss and his second wife, Peninah Peck. Charles accompanied his father and family to New York. Charles Todd Hotchkiss married Leva Humiston. Leva Humiston was born on August 17, 1780, in Litchfield, the daughter of Titus Humiston and Beulah Batchelor. Charles Todd Hotchkiss and Leva Humiston had six children born between 1802 to 1814: Milo Hotchkiss, Luke Hotchkiss, Titus Hotchkiss, Calvin Hotchkiss, Flora Hotchkiss, and Charles Hotchkiss. Charles Todd Hotchkiss died on August 1, 1812, in Homer, NY.

³ Hotchkiss Family Association, *The Hotchkiss Family: Volume II the line from Joshua, his 5th child*, Gateway Press, c2003

Harriet Hotchkiss and Fanny Hotchkiss Jones's parents were Milo Hotchkiss and Rhoda Barrett.

Milo Hotchkiss was born on October 10, 1802, in Homer, NY, the son of Charles Todd Hotchkiss and Leva Humiston. On January 22, 1826, Milo Hotchkiss married Rhoda Barrett in Windsor, NY. Rhoda was born in 1810, in Kensington, the daughter of Stephen Barrett and Tabitha Castle, and was a stepdaughter of Milo's Uncle Frederick Hotchkiss.

Milo Hotchkiss and Rhoda Barrett had seven children.⁴

1. Edwin Hotchkiss was born on December 8, 1827, in Windsor, NY.
2. **Harriet Hotchkiss** was born on Thursday, February 25, 1830, in Windsor, NY. She moved with the family to Kensington. She never married. After her mother's death, she moved to Greenwich and lived with her sister Fanny's family. She died on Wednesday, December 2, 1914, in Greenwich at age 84, and is buried in the Ledge Cemetery on Cashman Place in Kensington.
3. Eliza Hotchkiss was born on September 5, 1833, in Kensington, married William Addis on January 23, 1853, died on January 10, 1862, in Kensington or Cromwell, at age 29, and is buried in the Ledge Cemetery on Cashman Place in Kensington.
4. Mary Hotchkiss was born on April 20, 1836, died on August 1, 1868, at age 32, and is buried in the Ledge Cemetery on Cashman Place in Kensington.
5. Samuel Milo Hotchkiss was born on March 5, 1839. He attended the Hartford Public High School and was valedictorian of his class at the Connecticut Normal School in New Britain. He was a school teacher in Fair Haven and principal of the Central School in New Haven. He married Emma Stone (1842-1921). In 1865, he moved to Ohio as an agent for a Hartford insurance company. In 1874, he was called home when his father died. He worked in manufacturing and worked on an invention to make barrels which was unsuccessful. In 1887, he was appointed the State of Connecticut Commissioner of the Bureau of Labor Statistics. Samuel died on May 28, 1899, at age 60, and is buried in the Ledge Cemetery on Cashman Place in Kensington. Roswell Moore was one of his pall bearers.
6. **Fanny Hotchkiss** was born on Wednesday, October 6, 1847, married Dr. Leander Page Jones on May 7, 1874, at the Kensington Congregational Church, moved to Greenwich, had 5 children, died on Wednesday, May 27, 1931, in Greenwich at age 84, and is buried in the Putnam Cemetery in Greenwich. Dr. Jones was born in Vermont, graduated from the New York College of Homeopathy in 1874, moved to Greenwich in 1875, lived in a Greek revival home with elm trees on the Old Post Road, was elected State Senator in 1894, helped found the first hospital in Greenwich in 1903, and helped found the tuberculosis medical center in Greenwich with Mrs. Witherell. Dr. Jones died on March 22, 1907.

⁴ Hotchkiss Family Association, *The Hotchkiss Family: Volume II the line from Joshua, his 5th child*, Gateway Press, c2003

In 1831, Milo Hotchkiss and his family moved to Kensington.⁵ In 1835, Milo and Rhoda joined the Kensington Congregational Church. Milo was an early member of the Kensington Library Society. In 1855, he built the family home on Main Street. It is known today as the wedding cake house as each floor is similar to a tier of cake. Others describe the house as resembling a 19th century riverboat: the projecting eaves of the porch and main roof, along with a cupola flanked by two chimneys (smokestacks) give it a layered form. The house is in the Italianate style with overhanging eaves and a cupola.⁶



⁷ Milo Hotchkiss house, 289 Main St. Kensington

Milo was a portrait painter, teacher, farmer, justice of the peace, school visitor, and member of the Board of Education for 40 years. He was an advocate for temperance. He was a strong anti-slavery advocate and was a delegate at the February 1838 State Anti-Slavery Society meeting. Twice, his home was attacked by mobs in a series of violent attacks. Another time while attending an antislavery meeting in Meriden he was assaulted by a mob and took the case to court. An ex-governor and an ex-Senator both testified in defense of the mob, but Milo won his case which helped end mob violence in Connecticut.⁸ One of his artist students was Nelson Augustus Moore, Marjorie Moore's uncle, who became a renowned landscape artist. Nelson Augustus Moore remembers that each day he was required by Milo to read from the Bible book *Job* to learn about persistence and perseverance.⁹ Milo was a strong supporter of the schools, even though he himself was self-educated. He was a modest man, charitable, with a strong sense of justice and moral courage. Records indicate that he was a part of the 'underground railroad.'¹⁰ Milo was remembered as an enterprising man, a public spirited citizen, and a moral reformer. In the obituary it was noted that just before his death, Milo said, "*The greatest delight of my life has been to watch and see the moral progress of the world.*" He lived long enough to see some of his early opponents change their views and he received them as a friend in the spirit of Christianity.¹¹ Milo Hotchkiss died on October 12, 1874, at age 72 years.

Rhoda Barrett Hotchkiss died on December 15, 1895, at age 85 years.

⁵ Hotchkiss Family Association, *The Hotchkiss Family: Volume II the line from Joshua, his 5th child*, Gateway Press, c2003, p. 359

⁶ Connecticut Historical Commission, *Historic Resources Inventory*, Berlin, Connecticut, 1984

⁷ Milo Hotchkiss house at 289 Main Street, Kensington

⁸ *Hartford Courant*, November 17, 1874

⁹ Fletcher, Ellen, *Nelson Augustus Moore*, Moore Picture Trust, 1994

¹⁰ Hotchkiss Family Association, *The Hotchkiss Family: Volume II the line from Joshua, his 5th child*, Gateway Press, c2003 p. 359

¹¹ *Hartford Courant*, November 17, 1874

Milo Hotchkiss and Rhoda Barrett are buried in the Ledge Cemetery on Cashman Place.



¹² Hotchkiss family gravestone



¹³ Milo Hotchkiss died October 12, 1874, ae 72
Rhoda Barrett his wife died Dec. 15, 1895, ae 85

After her mother's death in 1895, Harriet Hotchkiss moved from her childhood home in Kensington to live with her sister Fanny in Greenwich.

Fanny Hotchkiss married Dr. Leander Jones at the Kensington Congregational Church in 1874 and they moved to Greenwich. They had five children. Fanny Hotchkiss and her husband Dr. Leander Jones were very involved in the Greenwich community. Fanny belonged to many committees and became known for her ability as a fund raiser. Her daughter, Rhoda Berking recalled that "*her mother could ask anybody for money and that they'd give it to her – all in a good deed.*"¹⁴ It was Fanny who asked Mrs. Elizabeth Milbank Anderson to give the money for the building that created

¹² Gravestone: Hotchkiss family - Ledge Cemetery, Berlin, CT

¹³ Milo Hotchkiss died October 12, 1874, ae 72. Rhoda Barrett his wife died Dec. 15, 1895, ae 85

¹⁴ Greenwich Oral History Project: *Growing Up in Greenwich* by Rhoda Berking, March 21, 1975, p. 3

the Greenwich Public Library in 1895. With the building fund in place, the committee had to find an appropriate piece of land for the library. A site on Greenwich Avenue was purchased. The Greenwich Library was opened in January 1896.



¹⁵ Greenwich Public Library, 1896

Both Fanny and her husband were involved in the hospital for infectious diseases. As her daughter Rhoda Berking says, *"They called up my mother, and they said, 'What could you do about a building for tuberculosis.' And Mother said, 'I'll see what I can do.' She picked up the telephone and called up Mrs. Witherell, down in Belle Haven, and she said, 'Mrs. Witherell, we want to build another building for tuberculosis.' And Mrs. Witherell said, 'How much money do you want'?' And Mother said, 'Thirty thousand dollars.' 'All right,' says Mrs. Witherell, 'I'll send it right up.' So the coachman drove up and delivered a check for thirty thousand dollars. It arrived in half-an hour! That was the old days."*¹⁶

Fanny's niece, Margaret Jones McGeorge tells of a time where she had torn her dress playing hide-and-seek by being pulled through a window. Girls wore aprons over their dresses, and it was the apron that was torn. *"She started to cry as she would be in trouble for tearing her apron. Fanny said, 'Don't cry, I'll fix it for you.' Sure enough, Fanny sat down and mended it so neatly that it was some time before her mother noticed it. And since it was neatly mended, her mother didn't scold her."*¹⁷

A funny story about Fanny involves Margaret Jones McGeorge's sister. *"Aunt Fanny would take all the paper bags that she could save and she'd take clothespins and pin them on a tree - just outside the door. Sometimes, she'd get a pretty colored paper bag and she'd hang that out there. So every day when we went to school, my sister would look to see if there were any bags on the tree. Someone had told my sister that paper bags grew on trees and my sister believed it! So, my Aunt Fanny hung those bags to have fun with my sister."*¹⁸

¹⁵ Connecticut Magazine, Volume 10, 1906, *Public Libraries in Connecticut: Home of Books in Greenwich* by Mary Miller, p 494

¹⁶ Greenwich Oral History Project: *Growing Up in Greenwich* by Rhoda Berking, March 21, 1975, p. 4

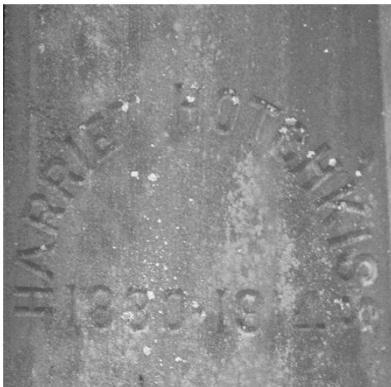
¹⁷ Greenwich Oral History Project: *History of North Mianus* by Margaret McGeorge, February 28, 1975, p. 34

¹⁸ Greenwich Oral History Project: *History of North Mianus* by Margaret McGeorge, February 28, 1975, p. 36

In 1901, Harriet Hotchkiss and Fanny Hotchkiss Jones gave a piece of land for the new library in Kensington. Ironically, it was a similar situation that Fanny had faced in Greenwich only five years earlier, where one donor gave money for the building and then a piece of land was needed. Although the sisters did not reside in Kensington at the time, they obviously had fond memories of their childhood hometown. The sisters were the last of their family as their parents, brothers, and sisters had all died. Libraries had been an important heritage that they had inherited from their great grandfather. Their father and brother had been strong supporters of the Kensington Library Society. It was a generous gift.

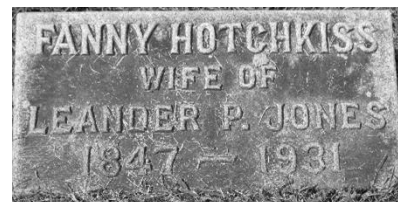
Several years later, in 1910, Marjorie Moore purchased from the Hotchkiss sisters a small plot of land around the back of the library as a bird sanctuary. (Marjorie Moore's home was on the other side of the library.)

Harriet Hotchkiss remained in Greenwich with her sister's family until she died on December 2, 1914.¹⁹ Harriet was buried with her parents in the Ledge Cemetery on Cashman Place in Kensington. Fanny Hotchkiss Jones died on May 27, 1931, in Greenwich and was buried with her family in the Putnam Cemetery in Greenwich.²⁰



²¹ *Harriet Hotchkiss 1830-1914*

1847-1931



²² *Jones family gravestone*

²³ *Fanny Hotchkiss, wife of Leander P. Jones,*

¹⁹ Death Certificate, Greenwich, CT

²⁰ Death Certificate, Greenwich, CT

²¹ Gravestone: Harriet Hotchkiss 1830-1914 – Ledge Cemetery, Berlin, CT.

²² Gravestone: Jones family - Putnam Cemetery, Greenwich, CT.

²³ Gravestone: Fanny Hotchkiss, wife of Leander P. Jones, 1847-1931 – Putnam Cemetery, Greenwich, CT.

HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES
 HIST-6 NEW 5/77

STATE OF CONNECTICUT
 CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

#106

FOR OFFICE USE ONLY	
Town No.:	Site No.:
UTM:	
QUAD:	
DISTRICT	IF NR, SPECIFY
☐ S ☐ NR	☐ Actual ☐ Potential

IDENTIFICATION

DESCRIPTION

1. BUILDING NAME (Common)		(Historic)	
Milo Hotchkiss House			
2. TOWN CITY	VILLAGE	COUNTY	
Berlin	Kensington	Hartford	
3. STREET AND NUMBER (and/or location)		DATE OF CONSTRUCTION	
289/291 Main St.		9-1/46/7	
4. OWNER(S)		289 Main St.	
Landon, Lewis J. & Beverly E.		Kensington 06037	☐ Public ☒ Private
5. USE (Present)		(Historic)	
Residence		Residence	
6. ACCESSIBILITY TO PUBLIC:		IF YES, EXPLAIN	
☒ Yes ☐ No		☐ Yes ☒ No	
7. STYLE OF BUILDING		DATE OF CONSTRUCTION	
Italianate		c. 1855	
8. MATERIAL(S) (Indicate use or location when appropriate)			
☒ Clapboard ☐ Asbestos Siding ☐ Brick ☐ Other (Specify) _____ ☐ Wood Shingle ☐ Asphalt Siding ☐ Fieldstone ☐ Board & Batten ☐ Stucco ☐ Cobblestone ☐ Aluminum Siding ☐ Concrete Type: _____ ☐ Cut stone Type: _____			
9. STRUCTURAL SYSTEM			
☒ Wood frame ☐ Post and beam ☐ balloon ☐ Load bearing masonry ☐ Structural iron or steel ☐ Other (Specify) _____			
10. ROOF (Type)			
☐ Gable ☐ Flat ☐ Mansard ☐ Monitor ☐ sawtooth ☐ Gambrel ☐ Shed ☒ Hip ☐ Round ☐ Other (Specify) _____ (Material) ☐ Wood Shingle ☐ Roll Asphalt ☐ Tin ☐ Slate ☐ Gable end to the street ☐ Asphalt shingle ☐ Built up ☐ Tile ☒ Other (Specify) asphalt on tin ☐ Ridge parallel to the street			
11. NUMBER OF STORIES		APPROXIMATE DIMENSIONS	
2 1/2		24' x 35'	
12. CONDITION (Structural)			
☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated			
13. INTEGRITY (Location)		WHEN? (Alterations) IF YES, EXPLAIN	
☒ On original site ☐ Moved		☐ Yes ☒ No	
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES			
☐ Barn ☐ Shed ☒ Garage ☐ Other landscape features or buildings (Specify) _____ ☐ Carriage house ☐ Shop ☐ Garden			
15. SURROUNDING ENVIRONMENT			
☐ Open land ☐ Wood-land ☒ Residential ☐ Scattered buildings visible from site ☐ Commercial ☐ Industrial ☐ Rural ☐ High building density			
16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS			
On large lot overlooking Railroad Pond			

DESCRIPTION (Continued)	17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)	
	The Milo Hotchkiss house is a two-and-one-half story rectilinear dwelling with a two-story rear extension. A flat-roofed one-story porch with a square rail and balusters, square chamfered posts, and wide overhanging eaves extend across the facade and wraps around the full length of both side elevations. At the rear of both elevations the porch is framed in. The facade contains no entry. Entries are located in the front walls of the framed-in porch bays. Large windows are fitted with 6-over-6 sash. There is a plain frieze with frieze-band windows below the wide overhanging eaves. Atop the flat roof is a square flat-roofed cupola with flushboarded sides, paired fixed-pane windows, and wide overhanging eaves. Flanking the cupola are two tall brick chimneys. Frieze and cornice detailing carries along both side elevations. The two-story rear extension lacks a frieze, but has wide overhanging eaves.	
SIGNIFICANCE	18. ARCHITECT	BUILDER
	19. HISTORICAL OR ARCHITECTURAL IMPORTANCE	
Architecturally, the Milo Hotchkiss house is significant as a well-preserved example of the Italianate style. This house shows the nearly square plan, overhanging eaves, and cupola that are typical features of the large Italianate house. Like many mid-19th-century examples, it also borrows the classical entablature of the still-popular Greek Revival style in the form of a frieze with frieze-band windows. One other feature of the Hotchkiss house is worth noting. The projecting eaves of the porch, rear extension, main roof, and cupola give it a remarkable resemblance to the layered form of a 19th-century riverboat. The addition of a "pilot house" and "smokestacks" in the form of a cupola flanked by tall brick chimneys make it possible that this effect was intentional. Milo Hotchkiss, apparently a man of independent means, was born in Homer, New York, in 1802. After marrying a woman from Kensington, (continued)		
SOURCES	1850 Census 1869 Atlas Camp, p. 480	
PHOTO	PHOTOGRAPHER	DATE
	HRC	11/84
COMPILED BY	VIEW	NEGATIVE ON FILE
	NW	E3
	NAME	DATE
	Historic Resource Consultants The Colt Armory 55 Van Dyke Avenue Hartford, Connecticut 06103	
20. SUBSEQUENT FIELD EVALUATIONS		



STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106
HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

106
FOR OFFICE USE ONLY

TOWN NO.: SITE NO.:
UTM: 18/-/-/-/-/-/-
QUAD:
DISTRICT: S NR: ACTUAL
POTENTIAL

CONTINUATION SHEET

Item number: Date: 12/84

Milo Hotchkiss House

19. (continued):

he moved to Berlin in 1831. One account describes him as a part-time farmer "largely occupied with the settlement of estates and in public business." He was also active in the temperance and abolition movements. In 1850 he owned real estate worth \$5,000, a substantial sum for the time.





Town of Berlin, CT

Property Listing Report

Map Block Lot

9-1-46-7

Account

1035600

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	122500	85800
Extras	0	0
Improvements	132000	92500
Outbuildings	9500	6700
Land	139300	97500
Total	271300	190000

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Deck, Wood	60	0
Porch, Enclosed, Finished	40	0
Upper Story, Finished	1108	1108
First Floor	1408	1408
Attic, Unfinished	36	0
Basement	1380	0
Porch, Open, Finished	360	0

Outbuilding and Extra Features

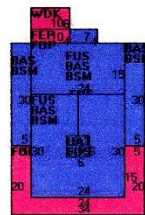
Type	Description
Garage - Avg	406 S.F.
Patio - Avg	308 S.F.
Shed Mtl Res	80 S.F.
Shed Wd Res	64 S.F.
Patio - Avg	156 S.F.

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
LONDON TIMOTHY P & ANNA M	551/ 325	6/30/2005	78000
LONDON BEVERLY E	388/ 823	12/26/1996	0

Street Index	5
Acreage	1.19
Utilities	All Public
Lot Setting/Desc	Above Street
Additional Info	

Sketch



Primary Construction Details

Year Built	1900
Stories	2
Building Style	Two-Family
Building Use	Residential
Building Condition	A
Interior Floors 1	Hardwood
Interior Floors 2	
Whirlpool Tub	
Total Rooms	12

Bedrooms	6 Bedrooms
Full Bathrooms	2
Half Bathrooms	0
Extra Fixtures	
Bath Style	Average
Kitchen Style	Average
Roof Style	Hip
Roof Cover	Asph/F Gls/Cmp
Fireplaces	2

Exterior Walls	Vinyl Siding
Exterior Walls 2	
Interior Walls	Plaster
Interior Walls 2	Drywall
Heating Type	Hot Water
Heating Fuel	Oil/Gas
Fin Basement Area	
Fin BSMT Quality	
Fin BSMT Area 2	